

QUITCLAIM DEED

Recording Information & Checklist

Important: A quitclaim deed conveys whatever interest the grantor may have in a property, without warranties of title. It does not guarantee that the grantor owns the property or that the property is free of liens.

Before You Prepare a Deed

We strongly recommend consulting a South Carolina attorney before preparing or signing a quitclaim deed or other legal document. Register of Deeds staff are not attorneys and cannot provide legal advice, prepare deeds, or determine whether a deed will accomplish your intended purpose.

Our office does not provide blank deed forms. Forms may be available through an attorney or legal-form provider. The Affidavit of Consideration is available on our website: colletoncounty.org/register-deeds.

Recording Checklist

- Grantor (person conveying the interest) signs the deed; include printed name.
- Include grantee name and full mailing address.
- Ensure proper execution with two witnesses and a valid probate or acknowledgment, as required by South Carolina law.
- Provide an adequate legal description of the property (such as recorded plat reference or metes and bounds).
- Include the property tax map / parcel identification number.
- Include a "Return To" name and address on the document.
- Include a completed Affidavit of Consideration or applicable exempt-transfer affidavit, unless an exception applies.

Recording Fees

Deed recording	\$15.00
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State/county deed recording fee	\$1.85 per \$500 (or fraction thereof) of taxable realty value; equivalent to \$3.70 per \$1,000 when the amount is an exact multiple of \$1,000. Exemptions may apply.
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Please note: The office reviews submitted documents for recording requirements, not their legal validity, suitability, or effectiveness. Notary services are not provided by the Register of Deeds office.

Contact: 31 Klein Street, Harrelson Building, Room 200, Walterboro, SC 29488 | (843) 542-2745 | colletoncounty.org/register-deeds

Reference: S.C. Code §§ 8-21-310, 12-24-10, 12-24-70, 30-5-30; Colleton County Register of Deeds. Confirm any special recording circumstances with the office.